

Buying Land in CANADA



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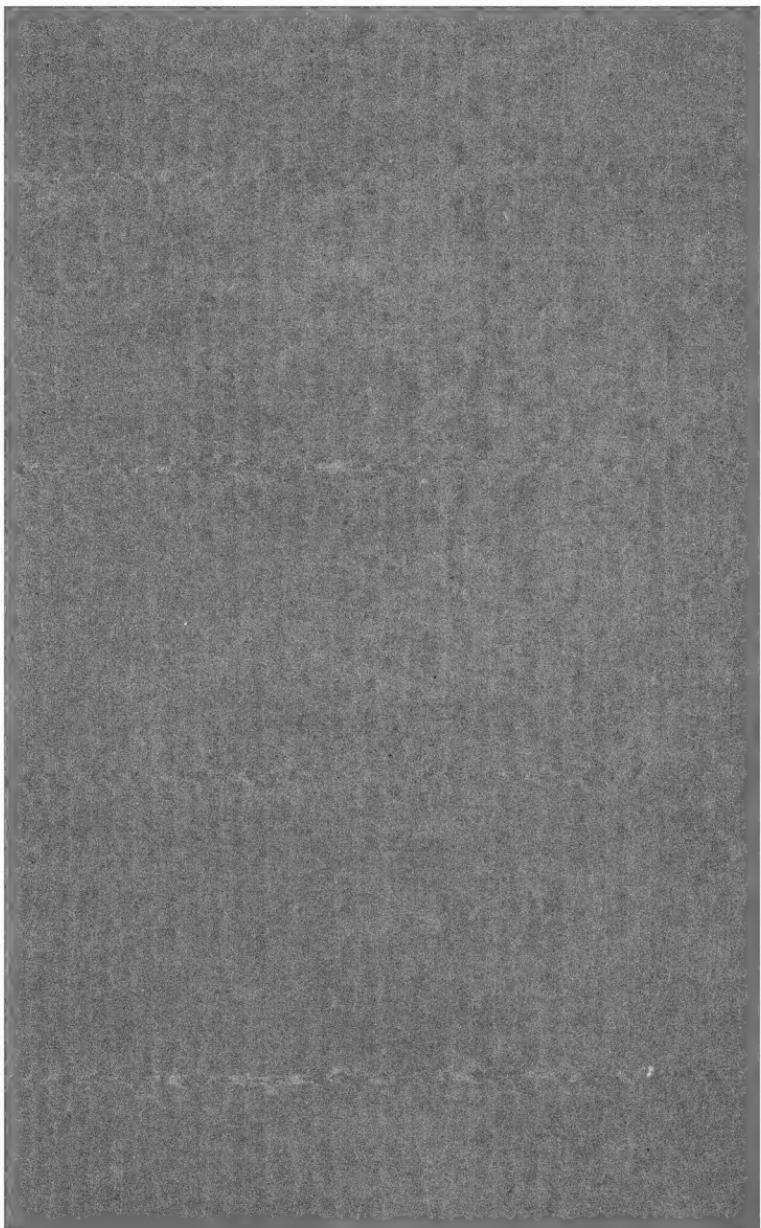
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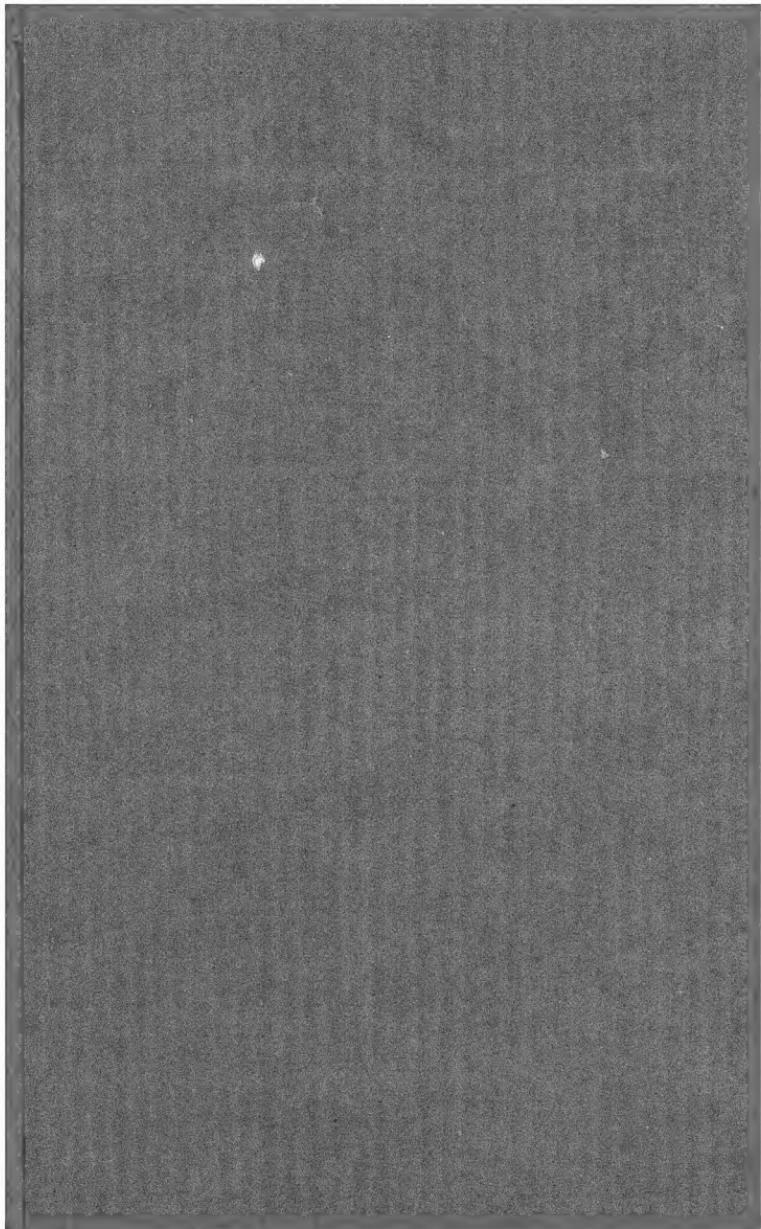
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by
V. S. Goodyer
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BUYING LAND IN CANADA

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BROMPTON ROAD, S.W.
BRANCH OFFICE—BYFLEET, SURREY.

BUYING LAND IN CANADA

By V. S. GOODYER

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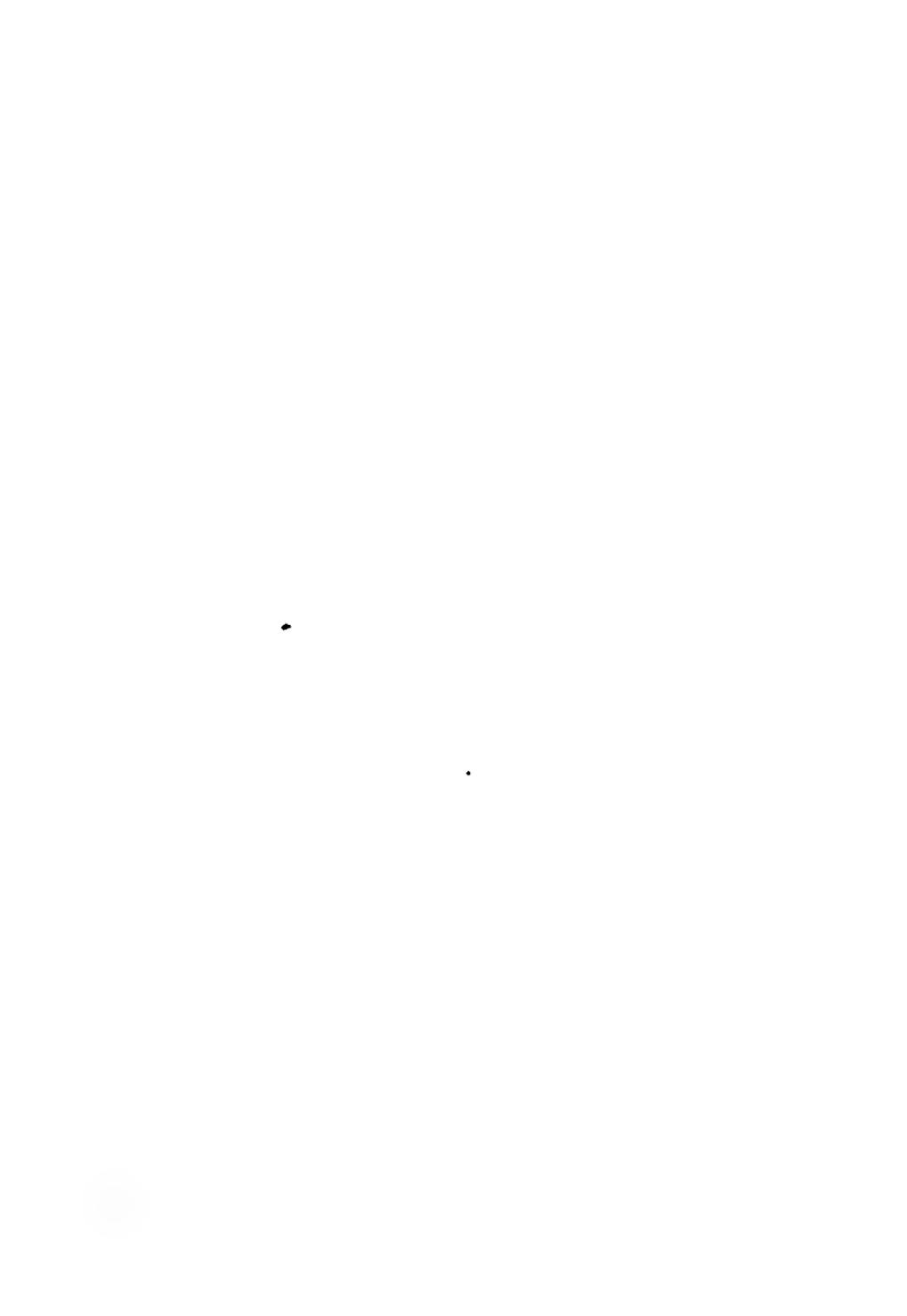
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COPY OF CUTTING FROM "CANADA,"
of May 3, 1913.

Mr J. E. Brown, of Winnipeg, says: "I regard money invested in good farm lands in Western Canada as about the safest investment that the world offers to-day. Some people say that we are likely to have a slump in Canada, particularly in the value of farm lands, but those people speak without knowledge of the situation. The stringency we passed through in 1907 and 1908 was perhaps more severe than that which is being experienced now, and the value of lands was not affected in any way whatever. I feel satisfied that land will go very much higher—good land, that is, for there is a great difference in land; what it can earn on the money invested depends on its productiveness.

"I find over here a feeling that perhaps Canada has seen its best, and there is going to be a slump; but speaking from my own knowledge of the situation after twenty-four years' experience, I feel satisfied that there is nothing in it whatever. It is true we have had a wonderful development, and it requires a lot of money in every direction, but that development is bound to go forward, because the natural resources of the country have merely been touched as yet; we have just made a beginning. At the same time there have been investments made by the British public that were unfortunate. The public should certainly investigate a little more closely before they put their money in Canadian enterprises. There is plenty of opportunity for profitable investment in Canada, but some discrimination is required."

PREFACE

IT is perhaps a little unusual to preface a case for land purchase in Canada as an investment by so frank and balanced a statement as that quoted.

I have done this for a very definite reason. It would have been easy to quote just a part of it; to have omitted all references to difficulties. And perhaps in so doing I should have taken an easier and a more usual line.

My reason for doing what I have done is that I candidly believe that the best attitude in which to approach the subject of investment in Canadian land is not that of the flutterer or speculator.

I am convinced that the better judgment a man can bring to the problem, the more knowledge of actual conditions enabling him intelligently to forecast developments and criticize exaggerated estimates, the closer student he is of contemporary history and "the large-scale map"—the better client he is likely to be. I do not care for the over-exalted, optimistic attitude, if I may so put it.

PREFACE

A word has to be said of the Canadian slump, which is happily now passing away. This was not due to any special condition in Canada, but to world-wide stringency of money, owing to many causes, of which the Balkan war was a chief contributing cause. Both the trend of statistics and opinions of competent judges pronounce those difficulties at an end.

I have had some experience in the selling of Canadian land, and I can remember that in earlier days, when I allowed my enthusiasm to carry me away, I often produced the impression on my clients, "This is too good to be true!" And I realize on reflection that this was not an unreasonable attitude of theirs, though of course it was a little discouraging to one who had been all over the ground and who could vouch for the facts he was outlining.

Your easily attracted investor is your easily scared investor, and the Canadian proposition is so good at its best that those interested are anxious to attract the more thoughtful and deliberate type.

The land which is at our disposal represents three or rather four separate propositions. We make no offer that is in the

accepted sense "speculative," but it must be obvious to any intelligent investor that where there are prospects of greater profit, they carry with them some element of uncertainty. These propositions differ therefore in character, and each must be studied separately. It would be perfectly easy to give a list of wonderfully successful investments in land similar to that which we are now offering, investments that have brought in 70 and 90 and even 200 per cent return. Such successes are normal incidents in the Canadian land market, but what the investor wishes to know is not what other investors have made on other land, but what are his prospects on the actual land which is offered to him. And I would rather talk over matters with the kind of man who appreciates distinctions and qualifications.

It is not altogether easy for those who only know Europe to realize even partially what building activity really means in a Western town.

Picture the astonishing activity now manifest in the suburb of Golder's Green and in Kingsway, London, and consider that multiplied four-fold in literally dozens and dozens of towns out West, and you

will begin to realize something of Canada's insistent call for money. The emigrant may indeed go out without money, but money must follow him or his work is sterile.

The next five years bid fair to show enormous developments in Western Canada, not in the unhealthy form of "Boom," but in the solid development, first of communities and townships, secondly of agriculture, and thirdly of the natural resources which are at present barely tapped.

The shrewd investor will take his opportunity as it is offered to him. That opportunity is Canada's absolute need of capital to-day. Every day closes up some opportunity.

The mere fact that each year there are over 400,000 immigrants, quite apart altogether from the normal increase in population, which in a healthy and unrestricted land is of course considerable, again tends to make one realize what enormous developments are necessary in the mere matter of building and food production to accommodate this perpetual inrush.

The following notes are offered as help-

PREFACE

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ful. The specific propositions to which your attention is invited are outlined, but as natural conditions are not static, but constantly changing, I urge the advisability of those interested making application for a personal interview at which specific suggestions should be made and discussed; difficulties and requirements gone into. Intending investors will find such an interview a wise precaution against over-easy acceptance of generalities.

I have been unwilling to burden this book, which I have merely designed as an intelligible summary of the situation, with too many figures. Such as are given here are authoritative and taken direct from official sources.

I have been three times over the areas we are now dealing with. I have made careful inquiries. I have formed opinions.

V. S. G.

BUYING LAND IN CANADA

THE opportunity offered by the development in Canada is no artificial or manœuvred affair. The simple fact is that Canada is increasing at too great a rate to be able to find all her own capital, which indeed is involved to its extreme capacity in already existing enterprises.

The great development has spread west from the main provinces of Quebec and Ontario, through Manitoba and Saskatchewan to Alberta and British Columbia. Perhaps one of the most interesting of modern developments is the fact that certain large English landowners who have sold portions of their estates have bought large tracts in Western Canada. Without being too pessimistic about the future of land in England, it is obvious that in a new country with infinite elbow-room there is no chance for many generations to come of the conditions which have led to land agitations and land panics in the United Kingdom.

There are many men who have built

2 BUYING LAND IN CANADA

the foundations of their present riches by shrewd investments in Canadian land, much as in the Old Country families have been founded and fortunes increased beyond even the dreams of avarice by enhancements of value due to growth of great cities.

For those who do not need an immediate income from their investments, but are content to wait a few years for their returns, there are substantial opportunities of this kind still open. And, indeed, it may be said in general that the best investments in the Canadian field are open to those who can afford to wait, not for those who are merely speculating to sell at a rise of price, but are content to purchase a property which when developed will produce a substantial enhancement, whether for themselves or as a provision for their children.

The investor will realize that his necessary part in the matter is merely to hold. Enhancements of value come from the developments due to the energy, courage, and work of others—not possibly a very heroic or strenuous attitude, but distinctly profitable, which for the moment is all we are concerned with.

CANADIAN FERTILITY 3

But there is another aspect of the matter which is worth consideration. It is that of a career for sons.

Alberta and British Columbia are not the wild No Man's Land of perpetual snows that popular opinion used to suppose them to be. So fertile are they that there is a constant stream of emigration of American farmers changing their more expensive and less fruitful land for the broad acres of these two Canadian provinces, where land is now to be bought at a quarter of what would represent its capital value if calculated on its wheat yield. This is the kind of fact that tells more than any inflated talk.*

There are magnificent returns on skilled, or for that matter on less skilled, farming in the prairie lands which we have for sale in Alberta, offering a fine inducement for the kind of boy that has the spirit of adventure in him and the capacity for work. It must be remembered that Canadian wheat always beats

* Judge of the cereal-yielding proclivities of the prairies when you know that the "Alberta Red" wheat has won the world's Championships time after time in all the American Expositions. As far back as 1893 wheat grown 300 miles north of Vegreville won the championship at the Columbian Exposition, and this year (1913) wheat grown 600 miles north (within the Arctic Circle) has won again.

4 BUYING LAND IN CANADA the American in the matter of quality in the International shows.*

Those accustomed to the complex processes of land transfer in England will probably have no idea of the simplicity of the corresponding process in Canada under the "Torrens Title Act."

The Canadian Government holds the title for each piece of land at its Land Title Office and gives a "certificate of title"—the equivalent of "title deeds"—to the first owner. The land is specified by an ingeniously simple arrangement by which all parcels of land are symmetrically grouped and numbered—e.g. "Section 15, Township 52, Range 14. West of the 4th principal meridian"—without any possibility of controversy.†

If the first owner sells, he makes out a transfer, swears to his signature on the transfer before a notary and forwards his certificate of title, together with his transfer, to a Registrar of Land Titles, who, for a fee of three dollars (say, roughly, twelve shillings), cancels the previous owner's title and issues another in the name of the purchaser. This process

* See note on p. 35 as to wheat yields.

† See glossary of Canadian terms, p. 67.

GOVERNMENT TITLE DEEDS 5
requires no lawyer and is as simple
in procedure as going to a Post
Office in England and buying a dog-
licence.*

In the case of all properties hereafter
offered the investor only parts with his
money in exchange for the actual title
deeds or certificate of title. This exchange
is arranged through reputable banks, and
takes the whole matter out of the realm
of danger. The Government Registrar of
Titles will refuse to issue a new title
certificate where any mortgage is regis-
tered against a piece of land. The posses-
sion of a certificate therefore ensures to
the purchaser absolutely clear title. In-
vestors cannot be too strongly warned
against any other method of procedure,
as in the past some unscrupulous agents
have entered into transactions which
have been nullified by the bankruptcy of
the vendors where the investor has been
left with no substantial claim, being
merely an ordinary creditor.

Where payment is made by annual
instalments—a matter that can be ar-
ranged at discretion—the investor's lien
upon the property is officially recognized

* See p. 47 on Torrens Title.

6 BUYING LAND IN CANADA and registered, and his assets absolutely protected.*

Of course when one speaks of land in Western Canada one speaks of many kinds of land, from the rich, wheat yielding well-watered, prairie land of Central Alberta ready for immediate cultivation to the heavily wooded tracts of British Columbia, some of them needing enormous expense and labour to clear; land far from the actual or projected tracks of the railroad, and lands that lie adjacent, rapidly developing into populous townships.[†]

It is this kind of consideration that points the value of an interview, with the most modern maps and charted information at hand and qualified advice.

In the interests of candour we have pointed out where the element of speculation enters into the investments we recommend, but it must be remembered that speculation here is only a relative term. The land is offered at the current market prices, and in all instances in which we have concerned ourselves a reasonable enhancement of value is assured.

* See p. 67 on "Caveat."

† See section of photographs for comparison.

FREE LAND IN CANADA

POSSIBLE investors in Canadian land sometimes use the argument, "Why should I buy land when I understand it is given free to settlers?" The answer is not difficult. It may, indeed, be assumed that in a world as at present run nothing is given away. The Government of Canada offers free land on certain conditions to settlers, because it wants something in return. What it wants is settlement and development of districts so far from the railway and often of such difficult character that only the inducement of a free gift can bring the settler there.

The concession also carries with it arduous duties, including residence and a certain amount of cultivation. Perhaps the best estimate of the difficulties of this situation is the fact that very few Canadians take advantage of the offer. It requires something more than grit to carry through; it means extreme loneliness and a slow enhancement of values won by persistent toil from none too favourable

8 BUYING LAND IN CANADA

ground. It is not fair to say that the ground cannot be cultivated. If the intending emigrant is a trained farmer, physically very strong, prepared for great loneliness and distance from civilization, the proposition is possible.

Considered as an *investment* it would be infinitely better to pay the price of easier and better land. The question surely is not the initial cost, but the returns.

We shall, however, be quite glad to give inquirers information about the free land offered by the Government.

There is also the question of cheap land in Canada. Land can be obtained for even so low a figure as eight shillings an acre, but the obvious reason why it can be obtained so cheaply is that it is off the line of railway development, or that its soil is unfertile, or is so heavily wooded that immense unproductive preliminary labour is necessary. Land can be purchased for something near this figure in Sutherlandshire, but there is no rush of speculative purchasers to buy it.

SPECIFIC INVESTMENTS

WE make no attempt here to do other than outline in general the various propositions which we can put before investors at the present moment. Naturally these propositions differ from time to time according to the trend of development in emigration and railway construction.

We would emphasize the advisability of consultation and detailed study which will be well repaid. We would put our services at your disposal, and in particular offer you the use of our reference books and maps brought down absolutely to date, together with such advice as an expert who has made a first-hand examination of the territory can offer.

May we venture to indicate the business reason for the candour with which we have treated both the specific propositions and the general subject? It is that while a satisfied investor is a creator of other investors, the flippant, dissatisfied, anxious, ill-informed one is the reverse.

The best interests of Canadian land

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investment are promoted, not by boom, but, as we cannot repeat too often, by detailed study and intelligent anticipation.

The course of the development of Western Canada has been a succession of repetitions of the history of previous developments. As the railroads sweep across the continent and the stream of immigrants pours in, conditions repeat themselves and results follow by no more mysterious process than the common operation of cause and effect.*

Information on the whole subject in general of Canadian land is at your disposal to the limits of our ability. We are also prepared to negotiate the sale or purchase of property in any part of Canada.

We should like here to point out that on the lines on which we conduct our Canadian investment business we do not consider our obligations to you cease when we have made an investment on your behalf. It is a matter of mutual interest that we should watch those investments with a view to conducting further business on your behalf. It is our

* See extracts, p. 33, rise in population in one Western city—Calgary.

fortunate experience that investors are prepared to come back again and again to add to their holdings.

The chief difficulty is to induce them to get a proper perspective about the whole Canadian position, which differs so radically in its conditions and its promise from anything open to them at home.

We are not claiming therefore any ultra-conscientious or philanthropic attitude in considering ourselves in this matter to stand in something of the fiduciary position to our clients.

On the same broad lines we should be prepared to give advice on Canadian land other than our own, though obviously we have a natural bias in favour of the properties we have, after investigation, adopted as our speciality.

Four Propositions

Intending investors are invited to consider the claims of the four following regions where we have considerable tracts to dispose of in exchange for duly registered Government title deeds.

1. ALBERTA: Building plots at CALGARY.
2. ALBERTA: Prairie farmlands in CENTRAL ALBERTA.
3. ALBERTA: Land about VEGREVILLE.
4. BRITISH COLUMBIA: Farmlands in the NECHACO BULKLEY and FRASER valleys.

I. CALGARY CITY.

Calgary is the premier city of Manitoba—a very important centre of the Canadian Pacific Railway—and so situated that there is no possibility of its being overshadowed or checked in its further development by another city.

The extraordinary progress of Winnipeg and the fortunate perspicacity of buyers of land in and about that city when it was no more than a village of shanties twenty-five years ago, are known to every one. It may be—though no one can assert it definitely—that Calgary will equal—even eclipse—the city of Winnipeg, but its possibilities and probabilities may be gauged from the following summary of unembroidered facts.

Calgary has a population of 78,000 souls. Twelve years ago it had some 4,500. It is not a "mushroom" city, created in the spasm of boom, with its subsequent reaction. Its progress has been consistent and steady

but the last years have shown a very notable rate of increase, both in population and in the development of its commercial prosperity, its administrative stability and the amenities for which it is now becoming famous.

The chief reason for this development is that Calgary is now a great railway centre. Three transcontinental lines enter the city, and many branches radiate from it. This means a railway competition, the severity of which brings down freight rates to the advantage of manufacturers and agriculturists. A hotel recently built by the Canadian Pacific Railway at the cost of £500,000 is a characteristic sign of the new times.

Calgary is modern in all respects—though even

ERRATUM:

Read, Calgary is the premier city of Alberta of pro-
municipal
ting its
commercial wealth. By the Canadian and American
manufacturers, the city is regarded as an ideal starting
point for their operations. Five hundred commercial
travellers radiate weekly from this point to work
the surrounding districts. Makers of almost everything
are there, and some of the largest stores and wholesale
houses in the Dominion have either Head Offices or
Branches in the city.

The Calgary case will bear scrutiny.

We have for sale some very well-placed city lots (a lot in Canada is a definite measure, namely, 120 ft. by 50 ft.), at \$600 (£132 9s. 6d.) and \$700 (£144) each lot, with frontage on main streets and actually on existing tramway routes. The streets are already laid out on the boulevard plan. The lots are all dry and level, ready for buildings. Annual taxation on these amounts to 10s. approximately, a lot.

We have every reason to believe that 10 per cent per annum enhancement of value is the least that is to be

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Calgary is modern in all respects—though even still a wooden shanty is to be seen—and the municipal authorities eagerly seize every opportunity of promoting the health of the city and of advancing its commercial wealth. By the Canadian and American manufacturers, the city is regarded as an ideal starting point for their operations. Five hundred commercial travellers radiate weekly from this point to work the surrounding districts. Makers of almost everything are there, and some of the largest stores and wholesale houses in the Dominion have either Head Offices or Branches in the city.

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expected on these lots. But we think that the purchaser should hold for two or three years and reap what we definitely expect will be vastly more than this.

We have immense faith in Calgary, and are specializing on land in that particular city.

Having talked of a 10 per cent enhancement in value, we may here say that we have found it to be looked upon not without suspicion as being "too good to be true." Unquestionably such an attitude is due to the atmosphere in which the English investor lives. The safe investment is the $2\frac{1}{2}$ per cent or $2\frac{1}{2}$ per cent Consols, the gilt-edged trustee security is the $4\frac{1}{2}$ per cent return: anything above is considered speculative and hazardous. But need we point out that these are conditions attaching to congested, highly developed and fettered communities. An entirely new vision is necessary to see the possibilities in another hemisphere, under absolutely different conditions. You may begin to apply the word "speculative" in our eastern hemisphere sense to the Canadian investments where you are promised 80 and 100 per cent. The word has simply different connotations in the two worlds.

This being understood in connection with what we have said about the necessity for investigation and authenticity of title will not be misread as a departure from our attitude of sober reserve.

It remains only to say that Bowness Estate, where the lots we offer are situated, is in the direct line of growth of the residential houses. There are cheaper lots to be had in Calgary, but enhancement of values will be most apparent and assured in Bowness Estate district—the coming residential "West-End" of Calgary.

It is worth noting that Calgary, in addition to its cheap electric power derived from the force of the Bow

River, has already the exceptional advantage of NATURAL GAS which is piped into the city from Bow Island—a distance of 164 miles—and sold at 1s. 8d. per 1,000 feet, as compared with 5s. per 1,000 at Winnipeg, 7s. 3d. at Vancouver, 3s. in Toronto, for coal gas. It will not escape the attention of intending investors that this price of 1s. 8d. per 1,000 feet is a strong inducement to manufacturers to settle in the neighbourhood.

II. ALBERTA PRAIRIE FARMLANDS.

Here is a passage concerning the soil of Alberta from Porter's "Progress of Nations" series:

"The soil of the arable areas is uniformly fertile throughout the province, and consists of a thick stratum of permeable vegetable mould, varying in depth from 3 to 14 feet, and in colour from black to brown, with a marly clay subsoil. Its chemical composition is nearly perfect; it is rich in the nutrient elements, nitrogen, potash and especially phosphoric acid, and carries sufficient lime to liberate the nitrogen for absorption by the vegetation. To a great extent its magnificent fertility is due to the vegetable growth which, undisturbed for centuries, has by the process of decay contributed its valuable constituents year after year to a soil already prolific."

The fine prairie lands we have for sale in and about the Vermilion Valley, excluding the particular areas round Vegreville, which we deal with separately, are in the richest part of this fine soil, well served by the railway, and needing none of the artificial irrigation that has been found necessary further East and South round about Calgary and Medicine Hat. It is not necessary here to burden the reader with statistics of produce, but he should acquaint himself with these before making his final decision.

Note: See p. 35, Wheat-yields, etc.

It may be interesting to compare Alberta prairie land with the western States of the U.S.A. The average wheat yield of these western States land is approximately 14 bushels an acre, and this land is valued at from 100 dollars to 200 dollars an acre. Alberta land at a quarter the cost gives an average wheat return exactly 50 per cent higher, and, as we have already said, it is a better quality of wheat. It is further estimated that the land will actually need no fertilizer for anything from five to twenty years. Of course the coming of the railway and the stream of agricultural development every day enhances the price. Frankly the opportunities for profitable investment should be taken now.

Of course as a farming proposition the purchase of this Alberta land at the price of from 25 to 35 dollars an acre is an admirable one, but for the moment, looking at it only as an investment, we would most confidently advise anyone who is able to wait for from five to ten years to purchase and hold for the enormously enhanced price which is assured. Tracts from 80 to 3,000 acres are obtainable. The average value of prairie land in Alberta province ten years ago was three dollars the acre. Its average value now is 25 dollars, and some of it sells at anything from 30 to 50 dollars the acre.

If the present price of American wheat land may be taken as the "real" value or the "intrinsic" value of land then the figures given above might reasonably be taken as the ultimate value of this land in Alberta which you now may buy at from 25 dollars to, say, 35 dollars per acre—the average value of wheat land in a typical State, WISCONSIN, were:

1850	..	..	9	dollars.
1860	..	..	16	"
1880	..	..	23	"

LUCKY VEGREVILLE

17

1890 .. .	28 dollars
1900 .. .	34 "

And, bear in mind, this land produces just 50 per cent less wheat than the average Canadian land.

III. LAND ABOUT VEGREVILLE.

The land we have for sale about the town of Vegreville is a case by itself. It is probably the most promising of these four possible investments. It is prairie land which can be farmed, and farmed to great advantage; but more particularly a discovery of what the experts report as an unlimited supply of NATURAL GAS, which means unlimited power for manufacturers and traffic and the other operations of a big city, puts it into the category of the Big Anticipations.

Note: See pp. 56 and 57 for photographs and p. 31 for official information.

It should be recalled that the extremely rapid growth of the city of Medicine Hat was due entirely to this cause. The Government, who control all mineral rights, handed over the right in the gas to the municipality, who have offered free power to manufacturers as an inducement to them to settle there, with the result of doubling the population in two years.

It is obvious to anyone who considers the story of Medicine Hat City that Vegreville has an even better chance of developing than Medicine Hat. Its surrounding prairie land is more fertile; its supply of natural gas is inexhaustible—so much so that the city of Edmonton is planning to lay a 90-mile pipe to equip herself for all purposes as her rival Calgary has done by piping her natural gas from wells some 180 miles away.

Note: See p. 43 of Extracts.

Edmonton, that is to say, will live off the superfluous supplies of Vegreville gas.

What Kipling said of Medicine Hat—that it was "born lucky"—applies in even greater measure to Vegreville. There is no need indeed to dwell on the obvious.

Our advice is emphatically to buy and hold in view of the certain and considerable enhancements of value of the land of this exceptionally favoured place.

IV. BRITISH COLUMBIA.

We have many large and small tracts of assured promise in British Columbia. The main line of the extended Grand Trunk Pacific Railway, stretching from Halifax through Quebec, Ontario, Manitoba, Saskatchewan and Alberta to Prince Rupert at the extreme west of British Columbia is laid or surveyed in the vicinity of all these tracts.

The completion of this railway is promised for July, and a future extension from Fort George to Vancouver, near the eastern limit of our concessions, is now in course of construction.

[Note: At the moment of writing there are only 16 miles of tract west of Fort George to be completed to link up the whole Transcontinental system of the Grand Trunk Railway from the East to the West Coast.]

This, of course, means another important outlet for produce, while the Panama Canal brings its all-embracing advantage, especially to this province of Western Canada.

The land is on sale now at from $7\frac{1}{2}$ dollars (approximately 30s.) an acre; and the completion of the railways now in construction will mean a very considerable and rapid enhancement.

It is necessary to confess the one set-back in British Columbian land is that it is sometimes heavily wooded, and this wood cannot be regarded, as it would be in

Europe, as an asset. If it can be readily burned the ash acts as an invaluable manure, but where the growth is not sufficiently abundant either to burn economically or to justify lumbering operations, it means labour to clear for cultivation.

On the other hand it is also indication of greater depth of soil and greater eventual productivity.

Note: See photographs, p. 63 and p. 66.

We have the choice of tracts of farming land in British Columbia adjacent to authorized new town sites on the new railways. The purchaser has the chance of two possible enhancements of value—the normal rise in value of farming land, and the possibility of the indefinitely larger rise if a town site develops into a town of considerable size.

It must be remembered that the average enhancement in Western Canadian land values in the last six years is 110 per cent; that is, taking the less good with the good.

Note: See pp. 27, 34, official figures.

We have in many instances samples of the actual soil of these districts and in all cases authentic photographs. Best of all, our representative has travelled through these and the aforementioned areas no less than three times, making the fullest inquiries, testing information supplied and all statistics available. The necessity of such first hand knowledge must be evident if only to avoid disappointments such as have not been unknown in the history of Canadian land development.

EXTRACTS.

The following letters from prominent disinterested students of the Canadian "question," and the figures, are submitted for your guidance and assistance.

V. S. G.

The following is a copy of a letter written by Dr W. A. Chapple, M.P. for Stirlingshire, and printed in "The Times" of December 18, 1913.

TO THE EDITOR OF "THE TIMES."

"Sir,—It is the fashion just now for British investors to give Canada a kick and pass on in search of foreign fields. This appears to me to be unwise and unjust. An investment under the flag is an investment in the flag, and other things being equal, British investments should go to our Dominions. In my opinion (and I have travelled five times round the world and I think I know the overseas Dominions well) things are quite unequal, with very distinct and substantial advantages to investors within the Empire. Canada needs money and needs it in increasing quantities. She must have it if development is to go on. But she can pay for it. She can pay more than any other country under the flag or any foreign country that intends or is bound to pay. She can pay high rates, rates that appear almost phenomenal, because of her boundless natural resources and the easy and direct accessibility to them. The energy, aggressiveness and optimism of her people are due to the fact that they see these resources and realize the possibility of tapping them.

"To get any adequate notion of the prospects of Canadian development one must take a glance at the United States. The natural wealth of Canada is no less than that of her great neighbour. Her fertile soil is as extensive; her coal, lumber and fish and mineral resources are on approximately as great a scale. But Canada has this grand advantage, that she was born later—when capital and machinery and railways and steamships and immigrants were all waiting to receive her and help her in her gigantic strides. She has all the

elements of permanent stability and rapid and unprecedented progress that the States have had.

" If Britain fails to recognize this, if she turns her down for foreign investments, if she floats the loans of foreign countries without demur, if she ignores the great advantage of stable and honest government, if she complains peevishly, as your correspondent, Mr W. Ernest Wright has done, because her virile, sound and progressive municipalities are forced to improve the terms they offer the British investor in order to compete against foreign borrowers, if Britain treats Canada thus, depend upon it she will turn to the States, whose financiers are business men and are under no delusion as to her boundless wealth and great possibilities.

" Already American money and emigrants are pouring over latitude 49 deg. Contracts of great magnitude are going to American firms, American enterprises are starting on Canadian soil, where there are cheap land, cheap fuel, cheap water-power, moderate taxation and efficient labour. The current jargon about Canada being 'overdone' and 'going too fast' and all the rest of it, is pure folly.

" If we compare land values in Canada with those of other parts of the Empire, we will see at a glance how favourable Canada is. Rich, level, agricultural land can be bought within easy distance of railway stations, and even of large cities, at from £2 to £5 per acre, that would fetch at auction in Australia or New Zealand, from £30 to £40 per acre. I have dug up the soil in many parts of Canada myself for purposes of examination and have labelled samples of it in my house. The best wheat state in Australasia is South Australia, where the 'record' yield is 13 bushels per acre. The yield over Canada for this year is 21 bushels.

"How can you 'overdo' a country with limitless areas of £2 or £3 an acre land that will average 21 bushels to the acre? You would not give me space, I know, to dilate on the varied resources of British Columbia, for instance—its fruit and ranching valleys, its deposits of coal, its forests of timber, its rivers of salmon, its wood pulp forests, its scenery, and field for sporting and hunting. And the Panama Canal will bring all this within three weeks of Britain and make freight cheaper than between the north and south of these islands. Canada knows and feels the truth of these things and will soon get impatient if she does not actually resent the unfair criticism that is hurled at her and the cold shoulder that is turned to her appeals for the means of development and continued immigration. Britain will make a greater mistake than she did when she alienated the American Colonies if she diverts Canadian appeals to her southern neighbour.

"Yours faithfully,

"W. A. CHAPPLE.

"43 Grosvenor Road, S.W."

The late POSTMASTER-GENERAL'S (The Right Honorable Herbert Samuel) OPINION OF CANADA:

"Perhaps the thing that impressed me most was the degree of development already attained by the new cities of the west. After leaving Winnipeg, I visited with Mr Pelletier, Regina, Saskatoon, Edmonton, Calgary and Vancouver. I expected to find some, at least, of these remote western towns bearing all the marks of hastily created civic communities with badly paved roads, unlighted streets, and somewhat ramshackle public buildings.

ENGLISH CITIES IN ECLIPSE.

"I found, on the contrary, that although their growth has been a matter of a very few years, they have all provided themselves with many miles of admirably laid out roads, adequate sewerage, water and lighting systems, well equipped schools and really splendid public buildings. Perhaps the best feature of all is that these communities take great pains in the planning of their towns, which in their picturesqueness and utility leave our English cities far behind.

"The impression I received of the working classes throughout my tour is that on the whole they are prosperous. There was some unemployment in the west on account of the financial stringency that recently prevailed, which necessitated a contraction by the municipalities of their public works. These conditions were, however, passing away in consequence of the very bountiful harvest, which has done much to restore financial equilibrium.

CONFIDENCE IN THE FUTURE.

"It happened," said Mr Samuel, "that my visit was the first ever paid to Western Canada by any member of the Cabinet during his term of office. I feel sure that ministers, whatever party may be in power, would be well advised when opportunities offer to go and see those vast new provinces of the Empire. The population of Canada is already equal to that of Scotland and Ireland combined, and has almost immeasurable possibilities of growth. Her people are full of deep pride in their country and of boundless confidence in its future, and at the same time they are animated in the east and in the west by the warmest sentiments of attachment to the Empire as a whole."

EXTRACT FROM PORTER'S "PROGRESS OF NATIONS."

"No further proof of the splendid home-making possibilities to be found in Northern Alberta can be needed when it is remembered that the prize wheat exhibited as long ago as 1876 at the Centennial Exhibition held in Philadelphia was grown at Fort Chipewyan on Lake Athabasca in latitude 56 degrees, 750 miles north of the International Boundary separating Alberta from Montana. Moreover, far up at Vermilion-on-the-Peace, 700 miles from the nearest railway point, Edmonton, in a latitude almost as far north as Northern Labrador, yet in a country of luxuriant growth and mild climate, a modern electric-lighted flour mill, with a capacity of 35 barrels a day, has been in operation for some years past for the sole purpose of dealing with the wheat grown in its vicinity. But it must not be forgotten that altitude makes more difference in the successful growth of crops than latitude, and Vermilion is only 950 feet above sea-level (for a little north of Edmonton the highest level of land is reached, and from there the country drops downwards as one proceeds north) while Edmonton is 2,158 feet and Calgary 3,389 feet above sea-level."

LAND VALUES ALONG THE GRAND TRUNK PACIFIC. By HOWARD N. WHITNEY. Editor of the "Register and Farmer" of Des Moines, Iowa.

One of the most striking conditions in the great prairie country which stretches away on either side of the Grand Trunk Pacific Railway from Winnipeg to Edmonton, a distance of 793 miles, is the comparatively low prices of the land. An area of some 15,000,000 acres contiguous to the lines of the Grand Trunk Pacific,

acknowledged to be one of the greatest regions in the world for the production of small grain, the soil varying from a rich black loam with a sandy subsoil to a sandy loam, most of it rich in vegetable mould, and growing from thirty to forty bushels of wheat to the acre, sixty to one hundred bushels of oats, twenty bushels of flax, forty to sixty bushels of barley and superior vegetables, it is indeed a great agricultural region.

Travelling through Central Saskatchewan and Alberta and these newer regions of the Dominion of Canada, is a wonderful revelation of what pioneering is in these twentieth-century days. It is a contrast to what pioneering must have been in Iowa fifty years ago, when development was slow and in an age when modern inventions were not at hand to assist in building up the country.

When man enters upon a land in these later days to possess it, he comes with a twentieth-century equipment. There are no weary months of travel behind slow-hoofed oxen drawing a prairie schooner. No nights of exposure out on the open plain are his; no need for constant vigil against the coming of an unknown foe or the depredations of beasts of prey.

He comes in luxurious railroad trains which travel day and night with lightning speed. He puts a monster engine on the unturned sod which draws tremendous ploughs and discs and seeders and in one mighty trip up and down the fields the crops are sown. He starts the same engine at harvest time, and reapers, binders and threshers garner and thresh out the grain and pile up old nature's bounties mountain high. He loads the grain in speeding trains which carry it to markets in every clime, and his fortune is won.

Yet this does not rob the new country of its romance nor of its adventure. The self-same spirit which stirred

the men of '49 to risk their lives and futures in a new land in search of gold, stirs the hearts of the strong men to-day. The chance for wealth, the fight to win the fortune which they feel the new land holds, the stake which lures them to this land of promise, all these stimulate the spirit with unusual hope and buoyancy.

So that it is not strange that cities of the most modern type are builded on these northern prairies in the space of a few years. It is not strange that one man farms great areas of land and harvests such vast crops in a season's time and amasses a fortune within a few years. This splendid equipment admits doing things on a big scale and thus makes possible great accomplishments.

One method of selling land in this new country is the payment of a certain amount per acre down and the balance of the purchase price is extended over a period of years. One typical illustration is cited. A farm of 320 acres, unimproved, was purchased with a payment of 3 dollars per acre down, or 960 dollars. For breaking and discing the land the cost was 5 dollars per acre, or 1,600 dollars. That is what it costs when the buyer hires it done. The second payment and interest amounted to 1,170 dollars, and the buildings complete are estimated to cost about 2,000 dollars. This made a total outlay the first year of 5,730 dollars. Over against this the first year 300 acres of wheat yielded thirty bushels to the acre, or 9,000 bushels at 60 cents per bushel, or 5,400 dollars. And 20 acres of oats produced 70 bushels to the acre, or 1,400 bushels at 25 cents per bushel amounting to 350 dollars or a total from the farm of 5,750 dollars. Thus the farm the first year more than paid for its original cost and the profits of the second year more than paid for the improvements and all other expenses, leaving a goodly profit.

These lands are advancing in value quite naturally. With the tremendous immigration into Western Canada, the great railroad development and the money which is being invested in this new country, the vast prairie region is developing not alone rapidly but substantially. This of course means increased land values and when it is remembered that the land is now very low in price, it is readily seen that there is every reason why it will advance steadily from year to year.

Thus it is that the low prices asked for this productive land is one of the conditions which strikes a man from the States most forcibly. He comes from a region where the farm lands sell from 100 dollars to 200 dollars per acre, well improved, productive and favourably located to be sure, but to find such a vast area of wonderfully productive land, with good markets available and prices as high on the average as in the States, is positive proof that there are big opportunities for money making in Canada.

LEGISLATIVE ASSEMBLY, ALBERTA. October 19,
1911.

Mr Gray, Vegreville, Alberta.

" Dear Mr Gray,

" You have asked me to give you my personal observations of the advance of land values in Northern Alberta in the past twelve years.

" I beg to say for your information that since the year 1899 I have followed Land Values in Northern Alberta, and kept a memo. of same as follows:

1899 .. land values were from 1.50 dollars per acre up to 3 dollars.

1900 .. 3 dollars per acre.

1901 .. 4 dollars per acre.

1902 ..	4.50 dollars per acre.
1903 ..	6 dollars per acre.
1904 ..	6 dollars per acre.
1905 ..	7 dollars per acre.
1906 ..	7.50 to 8 dollars per acre.
1907 ..	8 dollars per acre.
1908 ..	10 dollars per acre.
1909 ..	11 to 13 dollars per acre.
1910 ..	13.50 to 16 dollars per acre.
1911 ..	16.50 to 22 dollars per acre.

"The Hudson Bay are now asking 22 dollars for all their lands within ten miles of railway lines; 16.50 dollars for all lands from ten to twenty miles from railways.

"The C.P.R. prices in this district, taking their price list for same, run from 16.50 to 33 dollars per acre. Improved farms in this district have sold this year as high as 25 to 30 dollars per acre, and my personal opinion, after twelve years of experience in land values in Alberta, is that land will still continue to advance in price, and the persons who now buy land in Alberta are bound to make a handsome profit on their investment.

"Believe me,

"Yours faithfully,

"(Signed) J. B. HOLDEN,

"Member of the Legislative Assembly."

TRUE TALES OF SUCCESS.

Mr H. E. Teeple, of Camrose, Alberta, and formerly of Iowa, U.S.A., writes (June 13, 1912):

"I consider Central Alberta land first-class as an investment. Ten years ago I bought at 3 dollars an acre which is now worth 30 dollars, and I expect the

next five years to exceed the past for increase in value. Any man who comes here and attends to business half as well as he does in the east, will succeed; and those who still remain sceptical for five years more will find the best West gone, and the cheap land with it."

200 DOLLARS PER ACRE.

"I, C. J. Stuck, residing on 32-29-4w5, do solemnly declare, that during the years 1908-9, my potato crop averaged 400 bushels per acre per year. I sold my crop at prices ranging from 50 cents to 1 dollar per bushel, and estimate that I made a profit of 200 dollars per acre above all expenses. They require to be dragged three times and cultivated once.

"(Signed) C. J. STUCK.

"Sworn before me at Carstairs, January 24, 1910.

"FRED J. DOWNIE

"(A Commissioner in and for the Province of Alberta.)"

AS FINE AS THE GARDEN OF CANADA.

"In regard to my experience since coming to Alberta seven years ago, I would say my three sons and myself homesteaded one section and we bought two more, paying 5.10 dollars per acre, which I can sell to-day at 25 dollars per acre, but won't take it as we can get that amount off the land each year.

"As regards climate, it is the finest I have ever seen, and I come from the garden of Canada, Essex, Lee, Ont. I am located south-east of Carstairs on the Rosebud River.

"DAVID D. WIGGLE & SONS.

"June 28, 1912."

Mr O. J. Mosier, late of Iowa, writes from Daysland, Alberta, under date of March 2, 1911, as follows:

"Stock of any description does exceedingly well with the free range and an abundance of grass. I believe we can raise horses and cattle cheaper here than in almost any other place on the globe, for they get fat on the range; and by running them to oat straw, with nothing but the brush groves to shelter them during the winter months, they winter in fine shape. By feeding them on the prairie hay they will be fat to go on the range in the spring.

"As to grain raising, I consider this district among the best when mixed farming is concerned. I had 2,100 bushels of wheat of fine quality on 71 acres. Oats do splendidly, often weighing from 40 to 50 lbs. to the bushel, and yielding from 75 to 100 bushels to the acre. I will almost vouch that the farmer here can make two dollars to one that he can make in the States where I come from, by putting the same amount of energy in farming and stock-raising as we did there.

"I have been in the Wetaskiwin district for fourteen years. I took up a homestead and now own 480 acres of land. I have 200 in crop. My wheat yielded an average of 50 bushels to the acre during the past two years; oats 60; barley 40. I have 165 pigs, 22 horses, 6 cows. I have always got a crop and have never been frosted, and am well satisfied. This is a good country for a poor man."

REPORT FROM THE HIGH COMMISSIONER'S OFFICE.

Grain inspections at Winnipeg during the week ended February 4 covered 449 carloads of wheat, 176 of oats, 75 of barley, and 62 of flax.

MORE IMMIGRANTS FROM U.S.A. 31

Farmers in Western Canada have realized 15 per cent more for the crop of 1913, bushel for bushel, than they did for the 1912 crop.

Within the last three weeks an increase of 50 per cent has taken place in the letters received from farmers in the United States asking for information concerning homesteading, etc., in Canada, this notwithstanding a keen Press campaign and adverse influences on the other side.

Canada's total external trade during 1913 exceeded 1,000,000,000 dollars in value. The largest export item was for farm produce, which showed an increase in value amounting to 66,000,000 dollars. There was also a gain of 13,000,000 dollars in the export of manufacturers.

Vegreville, Alberta, will shortly have a new grain elevator with a capacity of 50,000 bushels. The new natural gas lighting system there is proving highly successful, as the volume of the well is estimated at over 400,000 cubic feet daily and the entire present consumption about 3,000 feet. The supply is assured for many years.

Mr J. Bruce Walker, Commissioner of Immigration at Winnipeg, states that despite the increase in immigration into Canada there has been a distinct falling-off in the number of deportations and rejections, this being a clear indication that the class of immigrants proceeding to the Dominion is much better than ever before.

The Natural Resources Department of the Canadian Pacific Railway Company placed a daily average of two and a half farms of 225 acres each during January. The fact that this took place in what is usually the dullest month for land sales is a bright augury for the future.

WHAT THE NEWCOMERS HAVE BROUGHT.

The extent to which this immigration has been going on may be seen from the subjoined table, which was recently published by a prominent and reliable American journal:

Calendar Year.	No. of Emigrants.	Wealth per head	Total value
		Cash, stock and effects. Dollars.	Cash, stock and effects. Dollars.
1906	63,782	809	51,599,000
1907	56,687	885	50,167,000
1908	57,124	1,152	65,806,000
1909	90,996	811	73,797,000
1910	124,602	1,061	132,202,000
1911	131,114	1,539	201,784,000
1912	140,143	1,444	202,300,000
<hr/>		<hr/>	
664,448 Aver. 1,100		777,655,000	
		or £155,000,000	

Note: From this table it appears that, during the seven years 1906-12, no less than two-thirds of a million people have migrated into Canada from the United States, bringing with them over £155,000,000 sterling in cash, stock and effects. It may be mentioned that the Inspector of Canadian Immigration Agencies in the United States puts his estimate of the number of immigrants for 1913 even higher, viz., 170,000, and the Minister of the Interior at Ottawa reported some time back that the influx of settlers and wealth from the United States was in advance of former years, and that an increased number of the new-comers were purchasing their farms outright.

Note: During the same period British immigrants brought in approximately 135,165,000 dollars (£27,330,000), giving some indication of the greater financial assistance which the immigrants from the U.S.A. were giving to their new country.

BOARD OF TRADE FIGURES FOR THE CITY OF CALGARY.

POPULATION.

1904	..	..	..	10,543
1906	..	..	..	17,000
1908	..	..	..	25,000
1909	..	..	..	29,096
1910	..	..	..	42,000
1911	..	..	..	55,000
1912	..	..	..	72,000
1913	..	..	..	78,000

Note: Shrewd investors can draw their inferences.

In a letter to the London "Morning Post," February 20, 1914, Sir Gilbert Parker writes:

"On a recent visit made to Vancouver and Victoria, British Columbia, after an interval of twenty-three years, I was amazed at the enormous strides which both places had made, Vancouver in particular. In 1890, when I visited that place, it had about 6,000 or 7,000 people; to-day it numbers 200,000, and is a very handsome thriving city with a metropolitan character and importance."

BUYING LAND IN CANADA

EXTRACT FROM HUDSON BAY COMPANY'S REPORT, JUNE, 1913.

The following table shows the average price for each year for all grades of land since 1901:

Year to March 31.	Average price per acre.
1901	4 dollars.
1902	5 ,,
1903	5 ,,
1904	6 ,,
1905	6 ,,
1906	7 ,,
1907	9 ,,
1908	12 ,,
1909	11 ,,
1910	12 ,,
1911	14 ,,
1912	19 ,,
1913	21 ,,

Note: The annual taxation for all purposes on land in Central Alberta is legally fixed at the maximum of 15 cents, or $7\frac{1}{2}$ d., per acre—which works out at £5 per annum for 160 acres, or £20 for a whole section, a square mile, or 640 acres. The present tax is $6\frac{1}{2}$ cents, or $3\frac{1}{2}$ d., per acre. Similar areas are taxed from £20 to £30 in the U.S.A. The taxes are used for schools and roads only.

VEGREVILLE BOARD OF TRADE REPORT.

Potatoes and other root crops do extraordinarily well —a $1\frac{1}{2}$ lb. potato is nothing unusual.

GOVERNMENT REPORT.

As regards live stock, mention need only be made of the following figures for Alberta for two periods—the latest as yet to hand:

			1901	1910
Horses ..	..	..	93,001	254,197
Cattle ..	..	..	375,686	652,109
Pigs ..	..	..	46,163	155,301

Note: Vegreville Board of Trade figures state that weekly 10,000 dollars or £2,000 worth of pigs are put on the train there for the meat-packing factories at Edmonton.

GOVERNMENT REPORT.

In June, 1912, throughout the whole of Canada there were only 8,826 miles of Railways in course of construction, whereas in Alberta (one Province only) in 1913 (June 30), there were 4,733 miles in course of construction—, and 18,647 miles for the whole of Canada.

GOVERNMENT REPORT.

The average yield of wheat for the Province of Alberta,—good land, less good land (with a very great percentage of amateur farmers), was 20 bushels per acre. This was in the period 1901 to 1910—this last year, 1910, gave a bad yield, and was the lowest return on record.

It may be mentioned that all other cereals give proportionately good results—oats yielding up to 100 bushels per acre.

PORTER'S "PROGRESS OF NATIONS."

The Vegreville and Vermilion districts of Alberta show a bigger percentage of land under cultivation than in any other districts of the Alberta Province. For spring wheat the soil and climate of Alberta are so favourable that whilst there were only 34,890 acres under the plough in 1901, there were 1,192,232 in 1910—and 2,951,400 in 1912 (latest figures).

GOVERNMENT REPORT.

A further increase for 1914 is confidently expected, as a Government report shows, quoting a statement made by Mr Bury, Vice-President of the C.P. Railway, giving indication of there being a further 2,000,000 acres under cultivation in three of the prairie provinces this year, 1914—a good proportion of which will be in Alberta.

Note: The berry of the wheat, especially of that which is grown as far north as possible, is fuller, rounder and richer in gluten.

U.S.A. GOVERNMENT STATISTICS.

The average wheat yield in the U.S.A. is 14 bushels per acre.

Note: In and around the Lethbridge and Medicine Hat district (where irrigation is advocated and necessary) the average is only 9 bushels, whereas the average for the whole Province is 21 for the year 1913.

VEGREVILLE BOARD OF TRADE

Statistics make mention of known yields of from 40 to 50 bushels per acre in that district.

Note: England's average yield, with almost "hand" cultivation, is 32 bushels.

DOMINION AGRICULTURAL EXPERT.

In a recent speech, Dr James, of the Dominion Department of Agriculture, stated that alfalfa was the coming crop for Canada, notwithstanding that wheat-growing is now considered the most profitable. Wheat gradually impoverishes the soil, while alfalfa enriches it.

Flax is a crop of great profit and moment. In fact, it is customary, so as to take some of the superfluous nutriment out of the soil in the Vegreville district, to grow one or two crops before sowing wheat.

Note: Some day there must be linen factories established in Alberta, for over 3,000 tons of fibre were burned or otherwise destroyed in 1910 alone, and now that a cheap motive power in the form of Natural Gas is at hand in the district, it is confidently expected that plant will be laid down at Vegreville to not only deal with the flax straw for linen making, but with the other cereal straws for strawboard making, etc. It is a sight for wonderment and amazement to see the small mountains of these fibres on every farm being given up to fire every spring.

FROM THE HIGH COMMISSIONER'S OFFICE.

The optimism prevailing in Canada is shown by the fact that two members of the Montreal Stock Exchange are arranging for a private trans-continental telegraph service exclusively for their business as brokers.

The mammoth annual influx into Canada of land-seekers from the United States has begun, and on March 20 a single train passed through Portal, en route for the Province of Alberta, with 800 passengers on board. Big contingents are expected from Colorado, Kansas, Nebraska, Indiana, Illinois, and the New England States.

A farmer of Warsaw, Saskatchewan, has realized a dollar per bushel for 991 bushels of "Marquis" wheat for seeding purposes.

ALBERTA'S INDUSTRIAL FUTURE.

While it is admitted that Alberta and the other Western Provinces will probably have to look to the East for the bulk of their manufactured goods for several years to come, the consistent development of manufacturing industries in the West is being strongly urged by those acquainted with local conditions and resources in raw materials. Regarding the industrial possibilities of the Lacombe district of Alberta, a prominent citizen says: "During recent months I have interviewed representatives of most of the large manufacturing companies in the country, and they are all alive to the fact that they must establish plants here. Twenty-five years ago Oshawa, Whitby, and a score of other Ontario points were just what Lacombe is to-day—good farm centres. To-day they are thriving manufacturing towns: soon they will be large cities. Farming is a good thing and builds up a good small town. But get the factory wheels turning and the weekly pay roll if you want the city. I expect to see Alberta a manufacturing Province second only to Ontario. It will be a hive of industry, and the manufacturers know it."

"ANTICIPATION."

FROM THE WINNIPEG "FREE PRESS," November 11, 1912.

Vegreville, Alta., November 7.—One of the great factors in the present-day history of western Canadian development is the agricultural and commercial progress and subsequent prosperity which is gradually

replacing the pioneer days of only a few years ago. Analogous to this development of the land is the rise and progress of the innumerable new western towns, among which the go-ahead town of Vegreville stands forth as a typical example.

The degree of success which it has already attained is undoubtedly due to its fortunate possession of the fourfold advantages of a good location, excellent environment, splendid opportunities and best type of western settlers to whose energies the district owes much of its success.

IMPORTANT ALBERTAN TOWN.

This Albertan town holds an excellent centralised position within the fertile and famed Vermilion valley, being located close to the Vermilion river and 30 miles south of the North Saskatchewan river. Its position is further enhanced by the excellent railroad facilities which it enjoys, as it is situated on the main line of the Canadian Northern railway, between Edmonton and Saskatoon, 73 miles east of the Albertan capital. The district reaps the advantages accruing from its comparatively close proximity to Edmonton with its splendid markets and population of upwards of 40,000—and the certainty of still greater benefits from the Pacific coast outlet when the line is completed to that terminal. In addition to this, Vegreville being the northern terminus of the Calgary-Vegreville branch of the Canadian Northern (now operating as far as Stettler) its position will be further strengthened by the completion of the line with the southern Albertan city of Calgary, 200 miles distant, with its population of 55,000.

The Department of Agriculture of the Dominion Government has recommended the location of a govern-

ment experimental farm at Vegreville. As the site has already been selected and all the preliminary steps for the undertaking completed, this desirable adjunct will doubtless be established in the near future. Also the Dominion Government has purchased a site in Vegreville for a public building. Its estimated cost is 50,000 dollars, and its construction will be undertaken shortly.

Owing to the existence of natural gas at Vegreville, a public meeting was convened last July to authorize the town council to start boring operations. As a result of the unanimous authorization an expert engineer has been engaged by the municipal authorities, and his investigations being encouraging, operations were set on foot forthwith. Visiting Medicine Hat the town engineer arranged while there with the Northern Construction Company, a firm who have most successfully bored at Bow Island, to undertake the work of boring for natural gas at Vegreville. The work is now progressing, a quantity of the machinery has arrived, derricks are being erected and gas is expected to be struck before Christmas.

MAY STRIKE OIL.

In addition to this finding of natural gas there is also a strong probability of striking oil. Experts who have looked into the matter state that real indications of oil exist, and that it is probably below the gas strata. After the gas is secured it is proposed to continue the boring operations to a lower level. For the development of this oil proposition, a contract will possibly be let to some company to secure the oil in payable quantities, or the municipality may itself undertake the work.

This year's crop conditions also show highly satisfactory results, there being threshed a bumper crop of first-class grain. Wheat is going 33 bushels to the acre, oats 80 bushels, weighing 46 lbs. to the measured

bushel, and barley of the finest quality produced in the province.

With such excellent farming conditions prevailing, of good soil, ideal location, railroad facilities, abundance of water, fuel (there being coal within the vicinity at low prices), and good markets, Vegreville is indeed well placed and offers unique opportunities to the settler and prospective investor.

"REALIZATION."

Edmonton "DAILY CAPITAL," September 13, 1913.

Lighting a gas well from which the gas is rushing at a pressure of more than 300 pounds to the square inch is rather a precarious job, and affords a thrilling sight that is good to look upon. One evening at dusk a fortnight ago the Vegreville well was lighted for the purpose of securing some photographs to be used in this issue of the Edmonton "Daily Capital." A big pipe line was run from the main casing of the well to a point some 50 feet or more from the building which covers the well. This piped the gas at a safe distance to be ignited on a still night. Upon this particular evening there was a light breeze blowing, which caused the huge flame to leap to the eastward, but that was not in the direction of the derrick and buildings, hence it made little difference. It will be noted by observation of the view of the gas well as shown in this issue that the flame has a tendency to lean to one side. This is because of the breeze that is blowing. At times the flame was carried considerably to one side and caused to leap in great tongues far into the air.

Upon this occasion when the well was lighted a large number of Vegreville townspeople gathered at the scene.

There were spectators in automobiles, buggies, wagons, men, women, and children, town officials and just plain citizens. The officials do not make a practice of burning the well for the reason it requires no end of trouble to get it bridled sufficiently and led out to a safe place to be ignited. Also the pipe is so large—being a 10-inch casing—that there is no desire to waste good gas just for the sake of seeing it burn. However, it is quite probable that the town will run about a four-inch pipe to the top of the derrick and above all wood work, and permit it to burn evenings, if not during the 24 hours of the day. The purpose of this is to keep the pressure nearer the normal flow and prevent any likelihood of the casing being burst by the constantly growing pressure. The town officials have been advised to "blow off" the well every 24 hours or so to prevent the pressure from bursting or damaging the casing.

After the Vegreville well had burned for an hour or more, and the photographers had done all the "shooting" they required, the gas was turned off and the flame went out, leaving everybody totally blind until their eyes accustomed themselves to mere starlight augmented by a weak moon.

From "The Winnipeg Telegram," October 25, 1913.

HAS VEGREVILLE OIL TOO?

Advocated That Edmonton Spend 100,000 dollars in Exploratory Drilling—May Have Natural Gas.

Vegreville, Alberta, October 24.—In view of the extensive oil strikes which have been made at Calgary, there is a strong likelihood of prospecting being started at Vegreville at an early date. Oil is known to exist in this region—in fact, at one point, some twelve miles north of the town, the soil is so saturated with petroleum that

if a boulder, any place in this part, is rolled over, the ground underneath will ignite on the application of a match. The recent report of Huntley & Clapp, the gas experts employed by the Edmonton City Council, advocates very strongly that Edmonton shall spend 100,000 dollars at once in exploratory drilling at Vegreville, and it is quite likely that some of these wells will be put down to a greater depth than others with a view to fully testing the possibilities of the Vegreville district for petroleum as well as for the natural gas, which has already been proven to exist there in such bountiful quantities.

From "The Standard," Thursday, February 12, 1914.

GAS FOR EDMONTON.

Field Sixty Miles Distant to be Investigated.

A project to secure cheap fuel and power for Edmonton, the capital of Alberta, was launched at a recent weekly luncheon of the Edmonton "Ad" Club, when the Mayor, Mr W. J. McNamara, announced that he and Mr W. J. Magrath, president of the "Ad" Club, would subscribe £1,000 each to the new company to be formed to investigate the gas field at Vegreville, sixty miles east of Edmonton. The plan, as outlined by Mayor McNamara, is to bore wells in the field recommended by the gas experts recently employed by the city to report on gas prospects around Edmonton. When the investigations have been carried far enough to determine the value of the field as a source of supply for Edmonton, the wells will be turned over to the city, if the civic administration should elect to take them, at cost. If the wells do not prove valuable, the loss will fall upon those who subscribe towards carrying on the investigation.

The proposition was received with great enthusiasm by the 500 members of the Edmonton "Ad" Club present at the meeting, and a committee was appointed to get the total amount of stock subscribed within the day. The committee was successful in doing this, and work will be started at once. Three months is allowed to determine the value of the Vegreville gas field to Edmonton.

The effect of the project will be to give the city cheap natural gas for fuel and power purposes, if the field to be exploited comes up to the expectations of the experts. These expectations appear to be well founded, since Vegreville already has a gas well with a pressure of 350 lbs. to the square inch. This well is used for lighting the streets of the town. It is expected that the flow and pressure of the Vegreville well will be greatly increased by boring wells farther south, a territory estimated by the gas experts to be a part of the great Bow Island gas belt, in which a number of wells are located, one with a daily flow of 30,000,000 ft and a pressure of 650 lb.

A supply of natural gas, added to the vast coal beds that underlie Edmonton, would be of great assistance in promoting the industrial development of the provincial capital.

EXTRACTS FROM BRITISH COLUMBIA GOVERNMENT BULLETIN NO. 10.

Professor John Macoun, in summing up his impressions of Northern Cariboo, says:

"After having seen the growth of vegetables and cereals at Dawson, in the Yukon District, and remembering what I had seen on Peace River, the Nechaco, Lake Babine, and the reports from the Skeena and Stikine, I am led to believe that the day of a general

awakening has come, and we can say that Northern British Columbia will, in the future, support a very large population on its own productions. Throughout the whole region, including the Yukon District, fodder for horses and cattle in any quantity can be grown. At Dawson, clover and timothy were found last season to do remarkably well. Oats, barley, and wheat were found in the same field. The two former were ripe on August 23, and the wheat so far matured that, after drying, the ears looked ripe. Last month I sent three ears of wheat grown at Dawson, in latitude 46 deg. 15 min., to the Experimental Farm in this city, to have it tested. The report received the other day was: '100 grains planted, 100 grains sprouted, and 100 grains were vigorous, and no weak plants were produced.' Such a report as the above shows that all lands suitable to grow wheat in the Peace River region, Northern British Columbia, and the Yukon District, have climatic conditions suitable for the growth of all necessities of a civilized community."

CLIMATE.

Varied climatic conditions prevail in British Columbia. The Japanese current and the moisture-laden winds from the Pacific exercise a moderating influence upon the climate of the Coast and provide a copious rainfall. The westerly winds are arrested in their passage east by the Coast Range, thus creating what is known as the "dry belt" east of those mountains, but the higher currents of air carry the moisture to the loftier peaks of the Selkirks, causing the heavy snowfall which distinguishes that range from its eastern neighbour, the Rockies. Thus a series of alternate moist and dry belts are formed. The climate of British Columbia, as a whole, presents all the conditions which are met with in European countries lying within the

temperate zone, the cradle of the greatest nations of the world, and is therefore a climate well adapted to the development of the human race under the most favourable conditions. As a consequence of the purity of its air, its freedom from malaria, and the almost total absence of extremes of heat and cold, British Columbia may be regarded as a vast sanatorium. People coming here from the East invariably improve in health. Insomnia and nervous affections find alleviation, the old and infirm are granted a renewed lease of life, and children thrive as in few other parts of the world.

GRAIN-GROWING.

Wheat is grown principally in the Fraser Valley, Okanagan, Spallumcheen, and in the country around Kamloops in the Thompson River Valley. Until the northern interior of the Province is brought under cultivation through the construction of railways, the wheat area will not be increased. Wheat is only grown on the Mainland Coast and Vancouver Island for fodder and poultry feeding.

Barley of excellent quality is grown in many parts of the Province.

Oats are the principal grain crop, the quality and yield being good, and the demand beyond the quantity grown. Rye is grown to a limited extent, and is used for fodder.

The average yield of grains and prices in 1911 were as follows:

		Bus. per	Av. Price
		Acre.	per bu.
Wheat	28·5 1.00 dollar.
Oats	50·9 .85 "
Barley	37·2 .90 "
Rye	21·4 1.00 "

These averages are very much exceeded in many cases, and according to nature of soil and local conditions. In the matter of oats, as high as 100 bushels to the acre is not an uncommon yield.

A NOTE ON THE TORRENS TITLE ACT.

This Act derives its name from Sir Robert Torrens, the author of the original Torrens Law, which was first adopted in South Australia fifty years ago. Under the Torrens system the title is examined by skilled Government officials, who, if they are satisfied that the title is perfect in every respect, issue a certificate in duplicate, one copy of which is filed in the Government Land Titles Office, and the other given to the owner of the property as a proof that he has an absolute title to the land. The property cannot be sold or mortgaged, or any interest in it assigned, without sending the title certificate to the office of the registrar.

In the event of the examiners making a mistake in the examination of the title, and if another person should be found to have an interest in the property other than the certified owner, the person holding the certificate still owns the property, no part of his interest can be taken away from him, and the Government pays the other person the amount he may have lost. This guarantee of title is the strongest feature in favour of the Canadian system, as no private guarantee can be so desirable as that given by the Government.

EXTRACT FROM OFFICIAL FIGURES OBTAINED
FROM THE HIGH COMMISSIONER'S OFFICE,
Feb. 27, 1914:

"Immigration into Canada has increased sevenfold
during the last 10 years.

"The total number entered last year was 400,000—
50,000 more than in 1912."

POPULATION OF DOMINION.

Increase	1901	1911	1913 (Estimated)
34 %	5,371,000	7,206,000	8,500,000

POPULATION OF ALBERTA PROVINCE.

413 %	73,000	374,000	550,000
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POPULATION OF BRITISH COLUMBIA.

119 %	178,000	392,000	540,000
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PHOTOGRAPHIC SECTION.

A few photographs taken on my various trips.

They are added to this brochure, not as evidence of weight, for similar pictures might be obtained in nearly every country, but that they serve as a means of bringing down the mind to realize that the whole fabric of civilization and all the machinery of city-making, manufacture, investments, depend in first instance upon virgin land.

V. S. G.



THE TOWN HALL AND A RAILWAY HOTEL IN A
TYPICAL WESTERN CITY

The Hotel cost £100,000, and was built when the population
was very small



SOLID COMMERCIAL BUILDINGS IN ALL WESTERN
CITIES

Fire-proof construction is an invariable rule



TRANSFORMATION: FROM PRAIRIE TO CITY

Completed almost beyond the Englishman's belief, in months, not decades.

Calgary's Residential Section



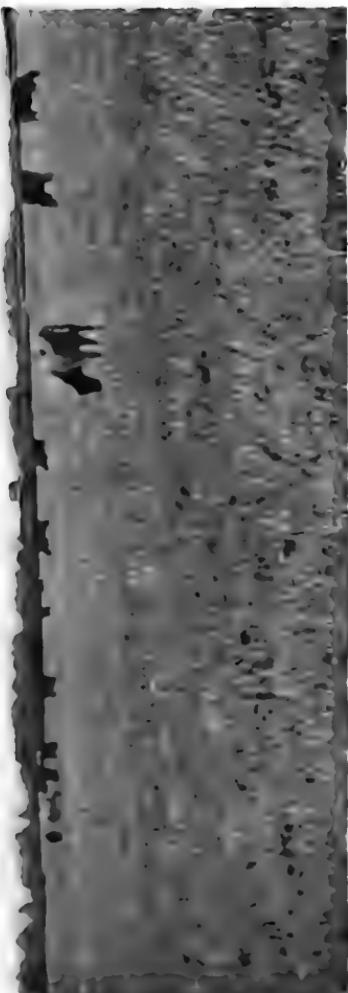
THIS WAS BLANK PRAIRIE BUT EIGHT YEARS AGO
The Hudson Bay Company's Building and the "Herald"
newspaper "sky-scraper" at Calgary

We have been trying to find a way to make our street look better. We have tried many things, but nothing seems to work. We are looking for your help to come up with some ideas.

WHAT MAY NOT THIS MAIN STREET BECOME?



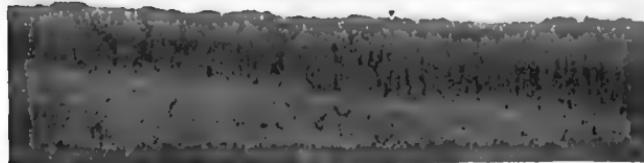
WONDERFULLY FERTILE SOIL
The soil of the valley of the Colorado River is probably the most fertile in the world. It is a black, loamy soil, derived from the decomposed granite rock which covers the entire surface of the valley floor. This soil is extremely rich in organic matter, and is capable of supporting a wide variety of crops. It is also very productive, yielding high yields of grain, vegetables, fruits, and other agricultural products.





A PRAIRIE FIELD TWO MILES FROM VEGREVILLE,
ALBERTA, ON A NOVEMBER DAY

Powder-like snow is frequent in winter, and yet does not
interfere with the feeding of either horses or cattle



THE SAME FIELD IN JULY

Wheat 5 ft. to 6 ft. high, with straw firm and such
straw will be used for manufacturing cardboard, strawboard, etc.



HIGH-SPRING OIL WELLS FOR NATURAL GAS AT VEGRE
VILLAGE, ALASKA.

Wells are 1000 feet deep and produce 1000 barrels per day. Each barrel contains 430 lbs. re



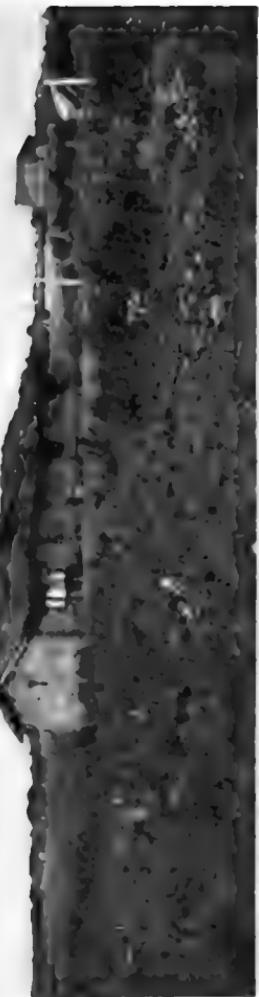
TWO CAMBRIDGE MEN "MAKING GOON"
And "living the life" way out on the prairie



PRODUCE OF THE PRAIRIE : A SCENE IN MARCH
Cattle, like horses, forage for themselves all the year round,
and even pigs run practically wild



A BUNCH OF HORSES, STRICTLY "ON THEIR OWN" TWELVE MONTHS OF THE YEAR
How many realize that such feeding is impossible in England
in the majority of districts ?



FITZROY HILL (THE HAMILTON HILLS) - CANADA'S MOUNTAIN FARMING

This is the rule in all Canadian farming



A siheyuan house, photo in the 1980s



THE RIVER, A FEW MILES WEST OF FORT-GEORGE

We have a fine stretch of water on the banks of the river for fishing and sport.



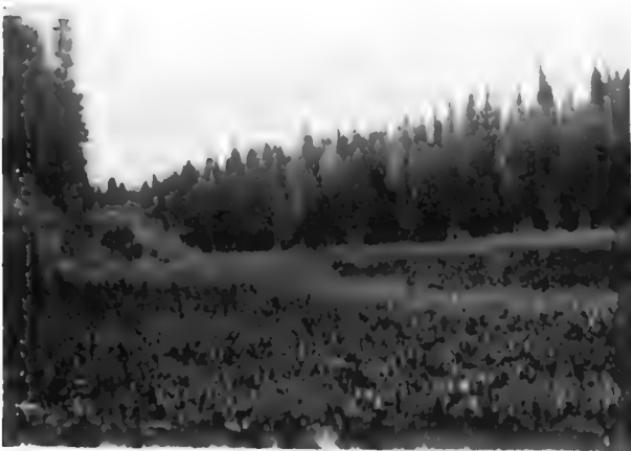
AT FORT GEORGE (BRITISH COLUMBIA)

The Railway, which runs East and West, laid along the banks of this river.



LAND EAST OF NADS-IL-NICH LAKE
(BRITISH COLUMBIA)

Heavily wooded country with many open prairie-like patches here and there



A FIELD IN THE NECHAKO VALLEY (BRITISH COLUMBIA)

Open spaces of from 20 to 3,000 acres are quite usual in some parts. The vegetation in the foreground is the wild Pea-vine, a leguminous natural fertilizer of the soil.

SOUTH FORT-GEORGE : AN EMBRYO C17





THE ERASE, "WILSON'S" STEAMSHIP
carry passengers and freight over many hundred miles of this majestic river



IN THE BULKLEY VALLEY (BRITISH COLUMBIA)

Land such as this, near the railways, obtainable still at from £3 to £4 per acre. See page 18 regarding difficulties of clearing

A GLOSSARY OF TERMS

ENGLISH EQUIVALENT OF CANADIAN MONEY.

5 cents (known as a " nickel ") equal 2½d.

10 cents (known as a " dime ") equal 5d.

25 cents (known as a " quarter ") equal 1s. 0½d.

1 dollar equals 4s. 2d.

An English sovereign is worth 4 dollars 85 cents.

£100 equals 486 dollars.

500 dollars equals £102 17s. 8d.

A "CAVEAT" is registered at the Land Titles office stating in definite terms that you have an interest in a given tract of land—the statement is in writing on the reverse side of the original Title—implying that the piece of land in question is non-negotiable, i.e., cannot be sold or handled without your consent in writing. In other words, when you pay a certain sum down on an "Agreement to purchase" this fact is noted—and the "noting" is the equivalent of a government registered mortgage.

TOWNSHIP. A township contains 36 square miles plus road allowance and is divided into sections of one square mile each. A section therefore is 640 acres. In turn a section is subdivided into 160 and 80 acres.

Townships are numbered horizontally on the side of the map.

Ranges vertically along the bottom.

In naming a section, the number of the section is given first, then the Township, and lastly the range. Thus, Section 15, Township 52, Range 14 west of the

A GLOSSARY OF TERMS

4th principal meridian, would be located about 70 miles east of Edmonton in Alberta.

The sections are always counted from the S.E. corner of the Township.

BUILDING LOTS. A "lot" is a legal term, and no "lot" may be offered for sale until the Government officials have defined and registered each "lot" clearly. Approximately there are "10 lots" to the acre.

Lots range in size from 25 ft \times 120 ft to 50 ft \times 120 ft with all road and side road allowances.

These roads are usually 66 ft wide and side roads at least 20 ft.

Thus: "Plot 3, Block 1, according to a plan of the S.W. $\frac{1}{4}$ of Section 11, Township 10, Range 19, west of the first principal meridian, being plan No. 276 registered in the Land Titles Office, Brandon, Manitoba," would be the legal definition for a lot size 25 ft \times 120 ft situated, approximately, one mile from the centre of the city of Brandon.

PRAIRIE. Nuttall's dictionary says: "An extensive tract of flat or rolling land covered with tall grass but destitute of trees."

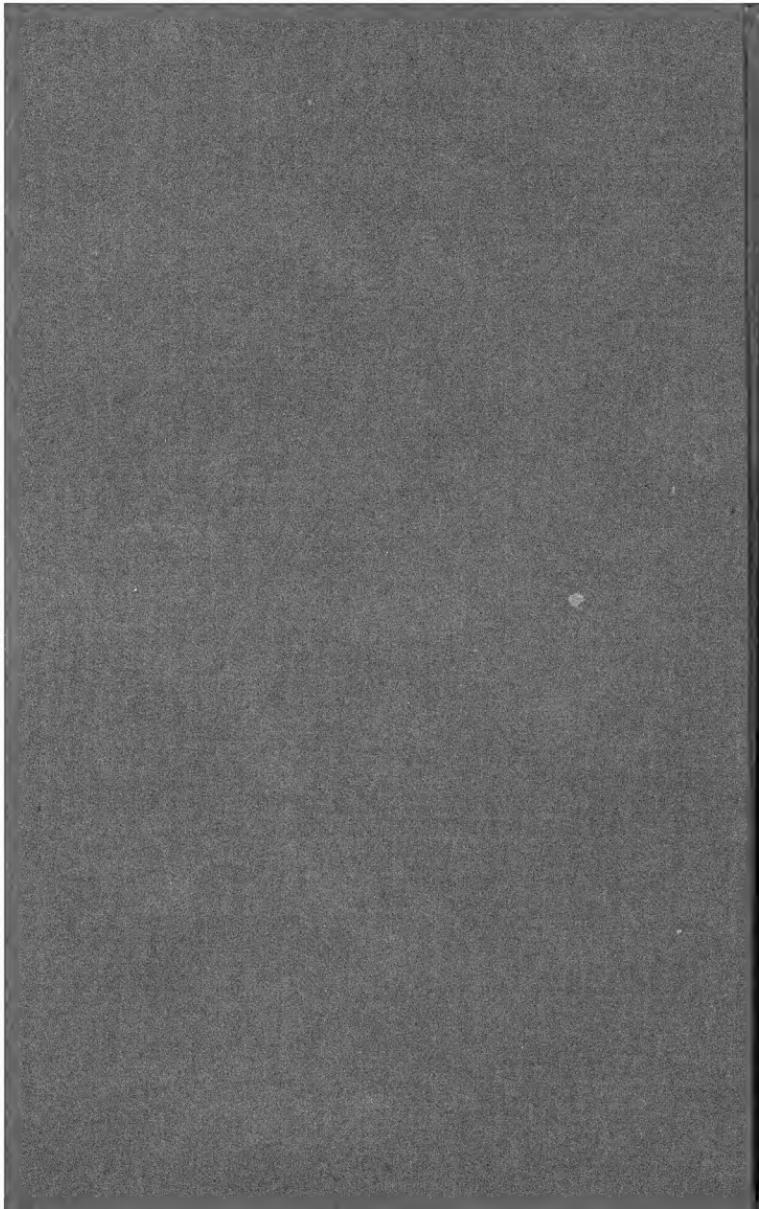
This may be true regarding the land in the southern parts of the prairie provinces, but such a definition is not justified further north where irrigation is not needed.

For an impression of prairie land, see pp. 55 and 56, in the section of photographs.

**“Within the lifetime of our children
Canada in all human probability will
surpass these islands in population and
resources.”**

(R. L. Borden, Prime Minister of Canada, at a
banquet given at the British House of Commons, by
the Empire Parliamentary League, July 16, 1912.)

Letchworth: at the Arden Press



Date Due

RUTH	SEP 16 '77	FEB 28 RETURN
Returned	SEP 12 RUTH	APR 2 1904

Du

HD 315 G65 1914
GOODYER V S
BUYING LAND IN CANADA

39229211 [REDACTED]



000003032737

HD 315 G65 1914
Goodyer, V.S.
Buying land in Canada.

0131637X [REDACTED]

SPECIAL COLLECTIONS

2363080

